

164.0

0002

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,015,400 / 1,015,400
USE VALUE: 1,015,400 / 1,015,400
ASSESSED: 1,015,400 / 1,015,400
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		HARVARD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: VITTI MICHELE	
Owner 2: CLARK ALLEN JACK	
Owner 3:	

Street 1: 41 HARVARD STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

PREVIOUS OWNER
Owner 1: VITTI MICHELE -
Owner 2: -

Street 1: 41 HARVARD STREET
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION	
This parcel contains 12,640 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Wood Shingle Exterior and 2188 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12640		Sq. Ft.	Site		0	70.	0.60	8			Topo	-5					531,469						531,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										108476
										GIS Ref
										GIS Ref
										Insp Date
										07/27/18

Total Card / Total Parcel
1,015,400 / 1,015,400
1,015,400 / 1,015,400
1,015,400 / 1,015,40012693!
!12693!
!12693!
USER DEFINED
 Prior Id # 1: 108476
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:

 Date: 12/11/20
 Time: 02:45:31
 Date: 10/26/20
 Time: 09:11:54
 danam

PREVIOUS ASSESSMENT										Parcel ID	164.0-0002-0001.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	479,200	4800	12,640.	531,500	1,015,500	1,015,500	Year End Roll	12/18/2019	
2019	101	FV	356,600	4800	12,640.	531,500	892,900	892,900	Year End Roll	1/3/2019	
2018	101	FV	353,600	3700	12,640.	470,700	828,000	828,000	Year End Roll	12/20/2017	
2017	101	FV	353,600	3700	12,640.	394,800	752,100	752,100	Year End Roll	1/3/2017	
2016	101	FV	353,600	3700	12,640.	394,800	752,100	752,100	Year End	1/4/2016	
2015	101	FV	334,500	3700	12,640.	341,700	679,900	679,900	Year End Roll	12/11/2014	
2014	101	FV	334,500	3700	12,640.	330,300	668,500	668,500	Year End Roll	12/16/2013	
2013	101	FV	334,500	3700	12,640.	314,300	652,500	652,500		12/13/2012	

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
VITTI MICHELE	49482-523		5/23/2007	Family		No	No				
CLARK JACK A	49482-521		5/23/2007	Family		1	No	No			
CLARK JACK A	37925-269		2/6/2003	Family		1	No	No			
KINTZER EMILY S	28916-72		8/3/1998		267,000	No	No	Y			

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name		
1/2/2018	3	Inter Fi	179,174	C		G6	GR FY06	2 STORY ADDITION & REMODEL KITCHEN		7/27/2018	Meas/Inspect	HS	Hanne S		
2/10/2003	137	Addition	215,048	C						11/8/2008	Meas/Inspect	201	PATRIOT		
8/13/1998	593	Redo Kit	13,500							7/7/2005	Permit Visit	BR	B Rossignol		
1/10/1997	17	Manual	5,000							2/5/2000	Inspected	197	PATRIOT		
10/19/1995	603		12,000							12/16/1999	Mailer Sent				
										12/7/1999	Measured	263	PATRIOT		
										1/1/1982		PS			

Sign: VERIFICATION OF VISIT NOT DATA / / /

